

NOTICE OF APPLICATION

Project Summary:

The applicants are requesting a short plat of the Provenance Planned Unit Development (PUD) open space/common areas, which would create two separate tracts. This short plat does not create any additional residential lots or alter the common areas and easements. Each tract owner would be responsible for taxes and enforcement of covenants on the portion of the open space/common areas associated with that ownership. To remain in compliance with the conditions of approval for the original and subsequent phases of the PUD, the open space/common areas will remain accessible and for the benefit of all the combined and current and future homeowners within the PUD.

See Exhibit 1: Applicant Narrative of Proposed Action

Exhibit 2: Plat Maps

Notice is hereby given on this date: **October 13, 2022**, that the application/proposal described in this notice has been filed with the City of Walla Walla. The application documents may be reviewed at the City of Walla Walla Development Services office at 55 East Moore Street, Walla Walla, WA 99362 or by visiting the City's website at <https://www.wallawallawa.gov/government/development-services/public-notice>.

All interested persons and parties may comment on the application, receive notice of the hearing and/or a copy of decision(s) made on the proposal by filing a special notice request with the City of Walla Walla as provided in section 20.14.015 of the Walla Walla Municipal Code, and participate in hearings, if any.

The SEPA (State Environmental Policy Act) responsible official has determined that the proposal is not subject to SEPA threshold determination requirements per WWMC 21.08.181.C.6.a and WAC 197-11-800(6)(d). The following identified existing environmental documents are hereby incorporated by reference, and all or part of the documents may be used to evaluate the application/proposal: Walla Walla Comprehensive Plan Final Environmental Impact Statement (FEIS), issued May 22, 2018 and Walla Walla Comprehensive Plan- Walla Walla 2040, Ordinance 2018-15, adopted June 13, 2018. SEPA Mitigated Determination of Non-Significance of July 25, 2010 and November 16, 2010.

These documents are located at the offices of the City of Walla Walla Development Services at 55 East Moore Street, Walla Walla, Washington, and shall be made available for public review during all applicable comment periods on the application/proposal. The relevant content of these documents is briefly described as an Environmental Impact

Statement for the Walla Walla Urban Growth Area which evaluates proposed actions, alternatives, and environmental impacts of activities allowed by the Walla Walla Comprehensive Plan & Environmental Impact Statement, as amended, for designated land use classifications.

The following information may be included, where indicated, in the application or a determination of completeness upon the proposal made by the City of Walla Walla. If reference is made below to the application or determination of completeness, copies of the referenced materials are attached hereto. Preliminary determinations and information contained herein shall not bind the City of Walla Walla and are subject to continuing review and modification.

1. Applicant: Eben Corliss, President for the Provenance Homeowners Association Board of Directors, 1302 Puyallup Street, Suite A, Sumner, WA 98390.
2. Property Owners: Provenance Homeowners Association, Mouton Acres, LLC, John Davis, and Katie Davis.
3. Application filing date: June 2, 2022.
4. Date that application was determined to be substantially complete: October 11, 2022.
5. Location and description of proposed action: Provenance Planned Unit Development (PUD), generally located east of East Alder Street and Wallace Street, Adjacent to Provenance Loop, Chardonnay Court, Reserve Way, Champagne Way, Noble Court, Grapevine Place, and Claret Court. Includes the following parcel numbers- 360722650033, 360722659901, 360722659903

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6. Comprehensive plan map designation(s) for the locations: Residential.
7. Zoning map designation(s) for the locations: Neighborhood Residential.
8. Comments upon this application must be submitted in writing to the City of Walla Walla Development Services Department at 55 East Moore Street, Walla Walla, WA 99362 or via email to permits@wallawallawa.gov.
Comments must be actually received by the Development Services Department before 5:00 p.m. on the following date: Friday, November 4, 2022.
9. **No public hearing will be held.** A public hearing is not required for this proposal.
10. The following listed permits and/or authorizations have been requested in the application: Preliminary Short Plat Review.
The following listed permits and/or authorizations, if any, may be required for the proposal but are not included in the present application: None identified.
11. The City of Walla Walla has preliminarily determined that the application will be processed in accordance with the Walla Walla Municipal Code (WWMC) Level II review process.

12. The City of Walla Walla has preliminarily determined that the Walla Walla Comprehensive Plan, Walla Walla 2040/Environmental Impact Statement and the following listed code provisions, development standards, and regulations may apply to the application and mitigation of proposal impacts: WWMC Titles 12, 13, 19, and 20.
13. The City of Walla Walla is reviewing the application for consistency with applicable development regulations, or, in the absence of applicable regulations, the Walla Walla Comprehensive Plan, Walla Walla 2040/Environmental Impact Statement.
14. The City of Walla Walla has preliminarily determined that the following identified departments, agencies, and/or authorities may have jurisdiction over some part of the application: City of Walla Walla Public Works and City of Walla Walla Development Services.
15. At this time, the Applicant has been requested to provide the following additional information and/or studies: None at this time.
16. The City of Walla Walla has preliminarily determined that, in addition to the applicant and any general public notice that may be required, the following identified parties are entitled to notice of the application/proposal: Individuals who filed a special notice request with the City of Walla Walla Development Services.
17. SEPA lead agency: City of Walla Walla
18. The SEPA responsible official has preliminarily determined that the proposal is exempt from SEPA review.
19. The Responsible Official has preliminarily determined that the following listed conditions are being considered to mitigate environmental impacts: mitigation measures have not been identified at this time.
20. Application materials and other documents referenced above are located at the City of Walla Walla Development Services at 55 East Moore Street, Walla Walla, Washington, and shall be made available for public review during all applicable comment periods on the application/proposal. The relevant content of these documents is briefly described as an environmental impact statement for the Walla Walla urban growth area which evaluates proposed actions, alternatives, and environmental impacts of activities allowed by the Walla Walla Comprehensive Plan, Walla Walla 2040 & Environmental Impact Statement, as amended, for designated land use classifications. The comprehensive plan map designation(s) for the location of the proposed action is stated above.
21. **For additional information please contact the City of Walla Walla Development Services at 55 East Moore Street, Walla Walla, WA 99362. (509) 524-4710.**

Exhibit 1:

Narrative of the proposed action provided by the applicant:

Provenance III L.L.C., the Declarant, and Provenance Homeowners Association ("HOA") Board, collectively referred to as ("Applicant") are applying to the City to divide up 2 parcels of common area currently owned by the HOA: (1) Provenance Loop, APN 360722659903 and (2) Yellowhawk Creek, APN 360722659901.

Upon dividing up of the 2 common areas parcels, it is the intention of the Applicant that the HOA will retain the portion of Provenance Loop that is necessary for access for the residents of the HOA; Mouton Acres will receive the portion of Provenance Loop that is necessary for access for the Mouton Acres property and that fronts the Mouton Acres property. Similarly, the HOA will retain the portion of Yellowhawk Creek that fronts HOA lots; Mouton Acres will receive the portion of Yellowhawk Creek that fronts the Mouton Acres property.

It is the intention of the Applicant, that two easements will be recorded at the time the short plat is recorded to address access, maintenance obligations and cost sharing. The HOA will retain pedestrian and bike access to the Mouton portion of Provenance Loop; Mouton will be responsible for 100% of the maintenance and repair costs. Mouton will retain access rights to the HOA portion of Provenance Loop and will share in the maintenance and repair costs with the HOA. Each party will be responsible for maintenance and repair costs for their portion of Yellowhawk Creek. The HOA Board has requested that the ownership of the green belt, APN 360722659902, be transferred from the HOA to Mouton Acres at the time the short plat is recorded and Mouton Acres is willing to accept ownership of the green belt.